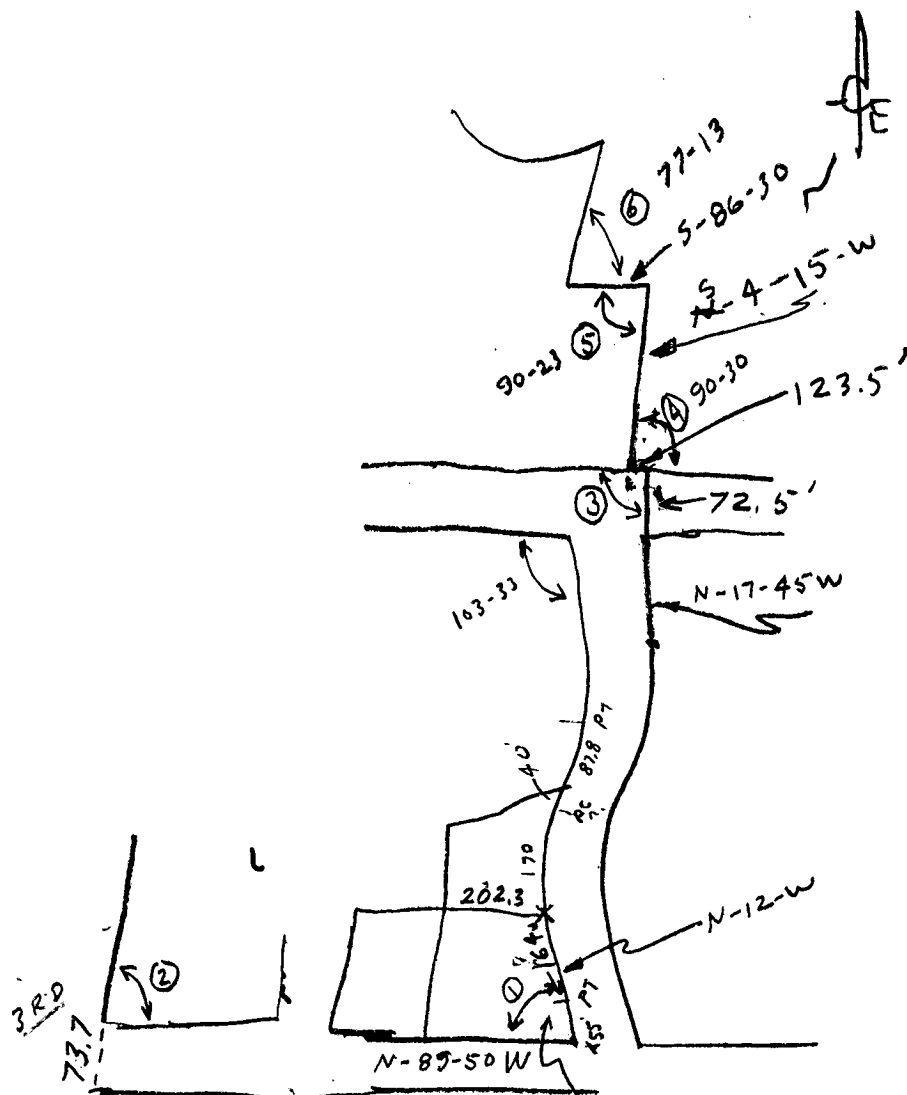


HOOSIER ACRES 4th ADD.



- ① - 77° 41'
- ② - 86° 04'
- ③ - 104° 14' - S-86-W
- ④ - 90-30
- ⑤ - 90-23
- ⑥ - 77-13

DEF:

3-33-45

7-07-30

10-41-15

14-15

CURVED LENGTHS = 73.14

CURVE #1

$$\text{ANGLE } \frac{18-42}{2} = 9-21 = 0.519\%$$

$$\text{TAN.} = 100 \text{ FT.}$$

OK

$$\text{RADIUS} = 607.44 \text{ FT.}$$

$$\begin{aligned} \text{DEF.}^3 &= 2-20-15 \\ &4-40-30 \\ &7-00-45 \\ &9-21-00 \end{aligned}$$

$$\begin{aligned} \frac{1}{2} \text{ CHORD LENGTH} &= 24.72 \times 2 = 49.44 \text{ FT.} - \text{CHORD LENGTH} \\ \text{LENGTH OF CURVE} &= 138.05 \text{ FT.} \end{aligned}$$

$$\text{CURVE \#2} - \text{ANGLE} = \frac{18-42}{2} = 9-21 = 0.519\%$$

$$\text{RADIUS} = 677.44 \text{ FT.}$$

$$\text{TAN.} = 111.54 \text{ FT.}$$

OK

$$\begin{aligned} \text{DEF.} &= 2-20-15 \\ &4-40-30 \\ &7-00-45 \\ &9-21-00 \end{aligned}$$

$$\frac{1}{2} \text{ CHORD LENGTH} = 27.56 \times 2 = 55.12 \text{ FT.} - \text{CHORD LENGTH}$$

$$\text{LENGTH OF CURVE} = 220.91 \text{ FT.}$$

7
 85
 20
 16

090277
 3128
 722216
 180554
 090277
 270031
 222386456

47.50
 188.20

HOOSIER ACRES

CURVE #3-

$$\text{ANGLE} = \frac{33-32}{2} = 16-46 = .09\%$$

$$\text{TANG.} = 150 \text{ FT.}$$

$$\text{RADIUS} = 497.85 \text{ FT.}$$

$$\text{DEF.} = 4-11-30$$

$$8-23-00$$

$$12-34-30$$

$$16-46-00$$

$$\text{CHORD LENGTHS:} = 72.60 \text{ FT.}$$

$$\text{LENGTH OF CURVE} = 282.38$$

$$\begin{array}{r} 497.85 \\ 20 \\ \hline 567.85 \end{array}$$

CURVE #8.

$$\text{ANGLE} = 33-32$$

$$\text{RADIUS} = 567.85$$

$$\text{TANG.} = 171.36$$

$$1-01 \text{ CURVE}$$

$$\text{LENGTH OF CURVE} = 349.66 \text{ FT.}$$

CURVE #4

$$\text{ANGLE} = \frac{44-40}{2} = 22-20$$

$$\text{TANG} = 100 \text{ FT.}$$

$$\text{RADIUS} = 243.40 \text{ FT.}$$

$$\text{DEF.} = 5-35$$

$$11-10$$

$$16-45$$

$$22-20$$

$$\text{CHORD LENGTHS} = 47.30 \text{ FT.}$$

CURVE #5

$$\text{ANGLE} = \frac{44-40}{2} = 22-20$$

$$\text{RADIUS} = 313.40$$

$$(\text{TAN } \frac{1}{2} I \times \text{RADIUS}) \quad \text{TANG} = 127.61 = 71.28$$

$$\text{DEF} = 5-35$$

$$11-10$$

$$16-45$$

$$22-20$$

$$\text{CHORD LENGTHS} = 60.92$$

$$\begin{array}{r} 20 \\ 20 \\ \hline 312.20 \end{array}$$

$$\begin{array}{r} 127.61 \\ 127.61 \\ \hline 255.22 \\ 255.22 \\ \hline 510.44 \\ 1.54 \end{array}$$

~~20' CURVE~~
30' CURVE

HOOSIERA ACRES 4th ADD

NE 1/4 SEC. 2-T8N, R1W

Bloomington Tp.

Perry Tp.

545.5

1st Add.

2427.34

545.0

2nd Add.

545.5

Pt. A = 2442.76

2464.44

36.44

2438.00
4.76
2442.76

89-60
89 79
77

89-60
86.28
1-33

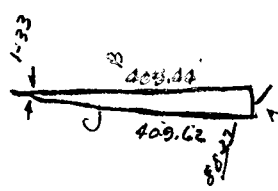
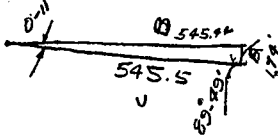
2610
2464.44
5-56

2610
2464.44
5-56

403.6
2464.44
5-56

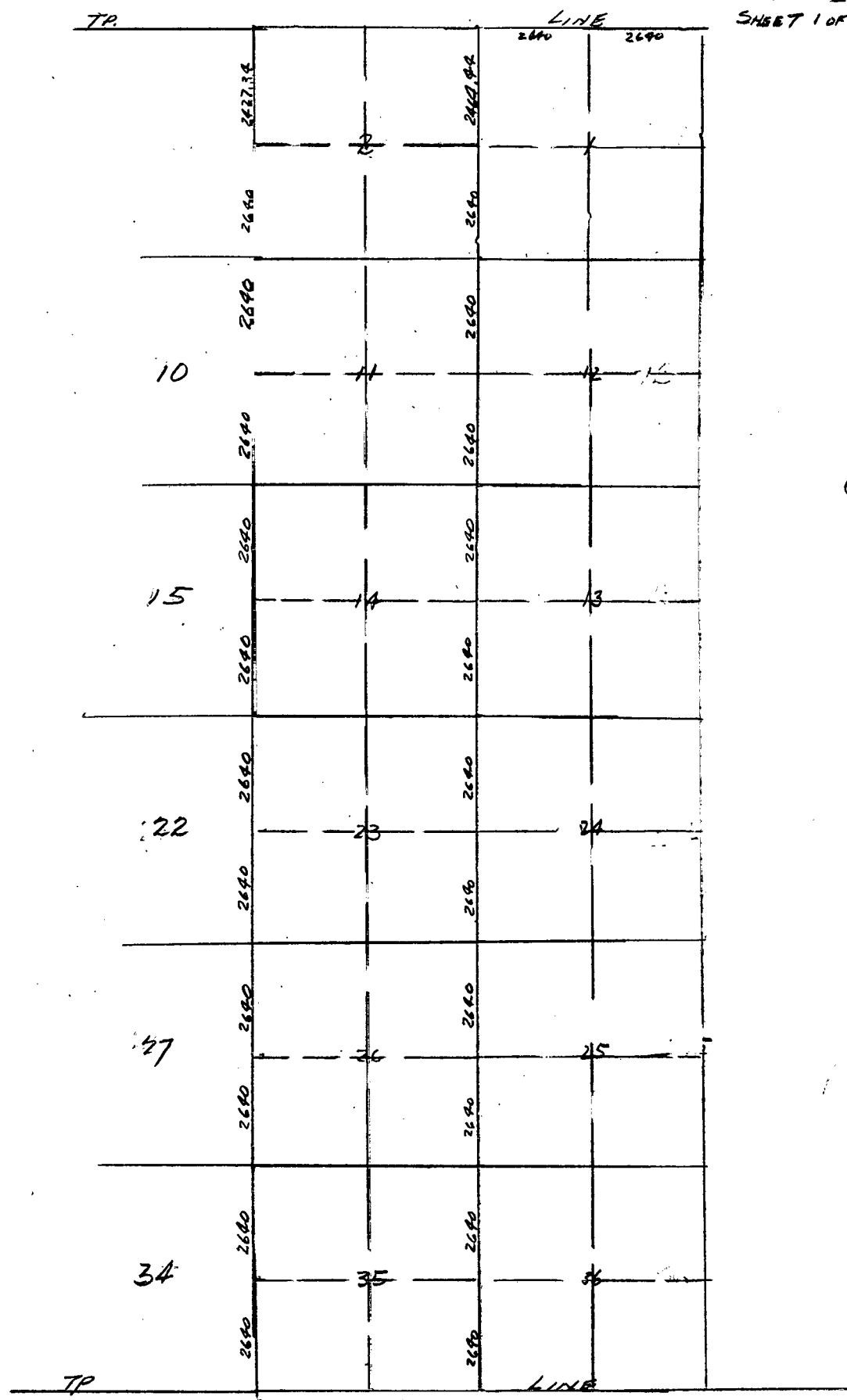
403.6
2464.44
5-56

545.44
2464.44
5-56



HOOSIER ACRES 4TH ADD.

SHEET 1 OF 2 SHEETS



$$\begin{array}{r}
 200 \\
 70 \\
 \hline
 270 \\
 185 \\
 \hline
 455 \\
 170 \\
 \hline
 625 \\
 70 \\
 \hline
 695
 \end{array}$$

$$\begin{array}{r}
 206 \\
 195 \\
 \hline
 401 \\
 20 \\
 \hline
 471 \\
 200 \\
 \hline
 671 \\
 175 \\
 \hline
 846 \\
 150 \\
 \hline
 996 \\
 175 \\
 \hline
 1171 \\
 180 \\
 \hline
 1351
 \end{array}$$

$$\begin{array}{r}
 625 \\
 418 \\
 \hline
 1043 \\
 155 \\
 \hline
 1198 \\
 105 \\
 \hline
 1303 \\
 185 \\
 \hline
 1488 \\
 70 \\
 \hline
 1558
 \end{array}$$

$$\begin{array}{r}
 170 \\
 56 \\
 \hline
 114
 \end{array}$$

HOOSIER ACRES # 4

CURVE # 6

$$\begin{aligned}\text{ANGLE} &= \frac{28-30}{2} = 14-15 = .079\% \\ \text{TANG} &= 150 \text{ FT.} \\ \text{RADIUS} &= 590.62 \text{ FT.}\end{aligned}$$

DEF, 3-33-45
7-07-30
10-41-15
14-15

$$\begin{aligned}\frac{1}{2} \text{ CHORD LENGTH} &= 36.57 \times 2 = 73.14 \\ \text{LENGTH OF CURVE} &= 293.17 \text{ FT.}\end{aligned}$$

CURVE # 7

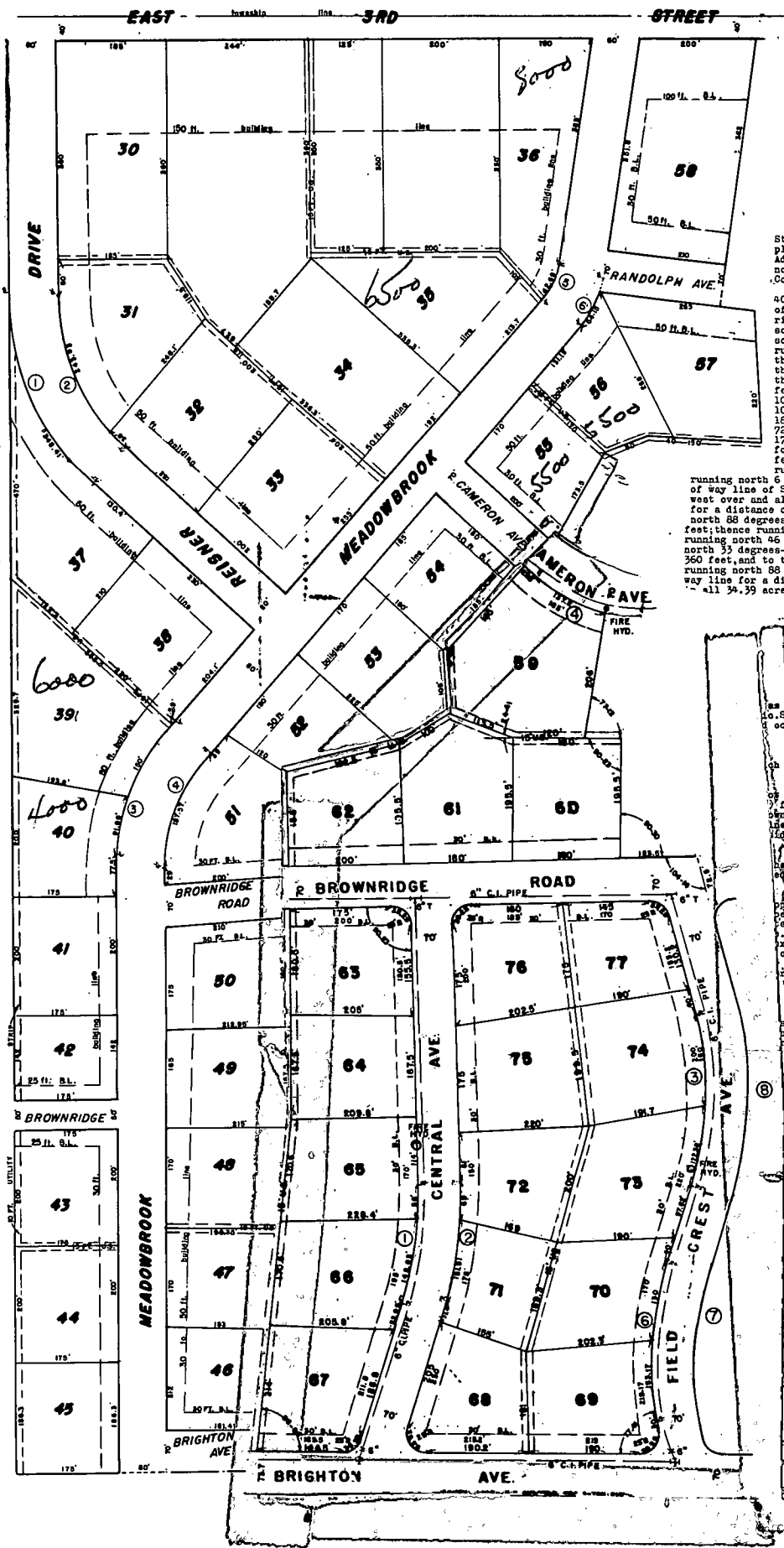
$$\begin{aligned}\text{ANGLE} &- 28-30-14-15 \\ \text{RADIUS} &- 520.62 \\ \text{TANG.} &- 132.18 \text{ FT.} \\ \text{LENGTH OF CURVE} &= 258.41 \text{ FT.}\end{aligned}$$

1° 06' CURVE

$$\begin{array}{r} 079 \\ 360 \overline{) 28.50} \\ \underline{2520} \\ 3300 \\ \underline{3240} \\ 60 \end{array}$$

$$\begin{array}{r} 590.62 \\ 70.00 \\ \hline 520.62 \end{array}$$

HOOSIER ACRES 3RD. ADDITION



I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above shown plat is a true representation of the Hoosier Acres 3RD Addition, the same being a sub-division of a part of the northeast quarter of section 2-T8N, R1W, and in Monroe County, Indiana, and hereby described as follows:—Beginning at a point that is 545.5 feet east, and 40 feet south of the northwest corner of the said northeast quarter, said point being on the south right of way line of State Highway number 46; thence running south 0 degrees-31 minutes east for 243.8 feet; thence running south 88 degrees-27 minutes east for 409.62 feet; thence running north 5 degrees-32 minutes east for 625.20 feet; thence running north 1 degree-00 minutes west for 418 feet; thence running north 2 degrees-16 minutes east for 152 feet; thence running north 75 degrees-48 minutes east for 112.5 feet; thence running north 59 degrees-18 minutes east for 100 feet; thence running north 1 degree-36 minutes west for 105 feet; thence running north 42 degrees-16 minutes east for 185 feet; thence running north 56 degrees-58 minutes east for 72.80 feet; thence running north 29 degrees-30 minutes east for 173.5 feet; thence running north 69 degrees-30 minutes east for 80 feet; thence running north 88 degrees-27 minutes east for 190 feet; thence running north 3 degrees west for 228 feet; thence running north 30 degrees-30 minutes west for 83.7 feet; thence 6 degrees-49 minutes east for 362 feet and to the south right of way line of State Highway number 46; thence running north 88 degrees-27 minutes west over and along the said south right of way of State Highway number 46 for a distance of 440 feet; thence running south for 350 feet; thence running north 88 degrees-27 minutes west for 325 feet; thence running south for 10 feet; thence running south 43 degrees-28 minutes west for 188.7 feet; thence running north 46 degrees-32 minutes west for 67.7 feet; thence running north 33 degrees-30 minutes west for 116.5 feet; thence running north for 360 feet, and to the said south right of way of State Highway number 46; thence running north 88 degrees-27 minutes west over and along the said south right of way line for a distance of 265 feet, and to the place of beginning. Containing all 34.39 acres, more or less.

John T. Seppelt
Civil Engineer.

as HOOSIER ACRES THIRD ADDITION. All streets shown on the said property, and all lots within said addition, and the occupants, shall be subject to the following restrictions:

1. On lines and the street lines no building, or parts thereof, shall be erected or maintained.

2. In this sub-division, including porches, bay windows, eaves, etc., from the side and rear property lines of said lot.

3. No building or structure shall be erected or maintained on any lot lying between and being common to the several lots; and no building shall be erected on such lots.

4. That are hereby reserved for the use of public utilities, and shall be maintained.

5. No building or structure shall be erected or maintained on each lot except where the structural walls are fabricated on said lot.

6. No building or structure shall be erected or maintained on each lot except where the structural walls are fabricated on said lot.

7. No building or structure shall be erected or maintained on each lot except where the structural walls are fabricated on said lot.

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76. No building or structure shall be erected or maintained on each lot except where the structural walls are fabricated on said lot.

77. No building or structure shall be erected or maintained on each lot except where the structural walls are fabricated on said lot.

78. No building or structure shall be erected or maintained on each lot except where the structural walls are fabricated on said lot.

Eva R. Brown
Eva R. Brown

STATE OF INDIANA SS
COUNTY OF MONROE

Before me, a Notary Public, in and for said County and State, this 25th day of April, 1958, personally appeared Eva R. Brown, unmarried and of legal age, and acknowledged the execution of the above and foregoing plat of HOOSIER ACRES THIRD ADDITION, to be her own voluntary act and deed, and for the uses and purposes therein stated.

Witness my hand and Notarial seal this 25th day of April, 1958

My commission expires:
September 17, 1961.

APPROVED: MONROE COUNTY PLAN COMMISSION

By *John T. Seppelt* President
By *Robert J. Brown* Secretary

APPROVED: MONROE COUNTY BOARD OF COMMISSIONERS

By *Walter Brashers* Member
By *Walter H. Heston* Member
By *Walter C. Duncan* Member

{ THIS APPROVAL IS FOR THE PLAT ONLY AND DOES NOT CONSTITUTE ACCEPTANCE OF STREETS OR ROADS IN SAID SUB-DIVISION.

Duly entered for taxation this 25th day of April, 1958

Robert J. Brown
Auditor of Monroe County, Indiana.

RECORDED
APR 25 1958
Marion J. New
Recorder

October 9, 1959

To The Honorable Mayor and The
Board of Public Works and Safety
of Bloomington, Indiana

Gentlemen:

At the regular meeting of the City Plan Commission on October 8, 1959, the attached plat of the proposed Hoosier Acres Fourth Addition was presented for the consideration and recommendation of the Commission with respect to the extension of City Water into the sub-division. The area under consideration is located on East Third Street and adjacent to the existing Hoosier Acres.

In the Commission's consideration of the attached plat the following requirements of the Subdivision Control Ordinance were waived, to-wit:

1. Section 304-1 The street improvement of 40% of the right-of-way width was reduced to twenty-four (24) feet.
2. Section 304-6 The requirement of street trees was waived entirely.

The aforesaid sub-division control ordinance is now incorporated in the "Municipal Code of the City of Bloomington, Indiana, 1957", as Chapter 24.

With the above stated waivers the attached plat was approved for the extension of City Water Mains into the proposed sub-division and the commission recommends that the sub-divider be permitted to make said extensions.

Respectfully submitted,

THE CITY PLAN COMMISSION

Harvard A. Clark, Secretary

HOOSIER ACRES 4TH ADDITION

A PART OF THE NE $\frac{1}{4}$ OF SECTION 2-T8N, R1W-MONROE COUNTY, INDIANA, BEGINNING AT A POINT ON THE SOUTH LINE OF THE SAID NE $\frac{1}{4}$, SAID POINT BEING 958.88 FEET EAST AND 12.79 FEET SOUTH (ABNORMAL QUARTER SECTION -) OF THE SOUTH WEST CORNER OF THE SAID NE $\frac{1}{4}$; THENCE RUNNING N 5-32 E FOR 628.90 FT; THENCE RUNNING N 1 W FOR 418 FT; THENCE RUNNING N 2-16 W FOR 155 FT; THENCE RUNNING N 75-48 E FOR 192.50 FT; THENCE RUNNING N 59-18 E FOR 100 FT; THENCE RUNNING N 1-36 W FOR 105. FT; THENCE RUNNING N 42-16 E FOR 255 FT AND TO A 3 DEG + 19 MIN. CURVE, WHICH FORMS THE NORTH LINE OF CAMERON AVE; THENCE RUNNING TO THE RIGHT OVER + ALONG SAID CURVE FOR A DISTANCE OF 123.70 FT; THENCE LEAVING SAID CURVE + RUNNING S-14-48 W FOR 276 FT; THENCE RUNNING S 88-23 E FOR 60 FT; THENCE RUNNING S 2 E FOR 195.5 FT; THENCE RUNNING S 87-30 E FOR 123.5 FT; THENCE RUNNING S 17-45 E FOR 251.58 FT + TO THE P.C. OF A 1 DEG-01 MIN. CURVE TO THE RIGHT; THENCE RUNNING OVER + ALONG SAID CURVE FOR A DISTANCE OF 349.66 FT + TO THE P.T. OF SAID CURVE; THENCE RUNNING S 16-30 W FOR 127.9 FT + TO THE P.C. OF A 1 DEG + 06 CURVE TO THE LEFT; THENCE RUNNING OVER + ALONG SAID CURVE FOR 258.41 FT + TO THE P.T. OF SAID CURVE; THENCE RUNNING S 12 E FOR 141.8 FT + TO THE SOUTH LINE OF THE SAID NE $\frac{1}{4}$; THENCE RUNNING N 88-27 W OVER + ALONG THE SAID SOUTH LINE OF THE SAID NE $\frac{1}{4}$ FOR 755.6 FT + TO THE PLACE OF BEGINNING. CONTAINING IN ALL 20.07 ACRES, MORE OR LESS

1107
1033
74

103/102 595/1

HOOSIER ACRES 4TH ADD.

375
150
525
100
200
300
400
500
600
700
800
900
1000

NO.	ANGLE	RADIUS	TANG.
1	18-42	607.44	100.00
2	18-42	677.44	111.54
3	33-32	497.09	150.00
4	44-40	243.40	100.00
5	44-40	173.40	71.23
6	25-30	590.62	150.00
7	25-30	550.62	132.18
8	33-32	567.85	171.36

IN THE COMMISSION'S CONSIDERATION OF THE ATTACHED PLAT THE FOLLOWING REQUIREMENTS OF THE SUB-DIVISION CONTROL ORDINANCE WERE WAIVED, TO-WIT:

- SECTION 304-1 THE STREET IMPROVEMENT OF 40% OF THE RIGHT OF WAY WIDTH WAS REDUCED TO 24 FEET.
- SECTION 304-6 THE REQUIREMENT OF STREET TREES WAS WAIVED ENTIRELY.

THE AFORESAID SUB-DIVISION CONTROL ORDINANCE IS NOW INCORPORATED IN THE "MUNICIPAL CODE OF THE CITY OF BLOOMINGTON, INDIANA, 1937," AS CHAPTER 24.

- PENCES: No screen planting, hedge, or fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building setback line.
- DUMPING: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- SEWAGE: No individual sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located, constructed and equipped in accordance with the standards and requirements of the Indiana State Board of Health. Approval of such system shall be obtained from the aforesaid authority.
- ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
- OTHER RESTRICTIONS: There shall be no subdivision of any lot or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is to be created. No lot shall be divided to make two (2) or more lots. No manufacturing, noxious, illegal or offensive activity shall be carried on upon any lot, or part thereof, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood or occupants thereof.
- ENFORCEMENT OF RESTRICTIONS: Enforcement shall be by proceedings at law, or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages, and the right herein shall inure to the owners of the several lots in this subdivision and to their grantees and assigns; and they shall be entitled to such relief without being required to show any damage of any kind to any such owner by or through any such violation or attempted violation. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded.

I, the undersigned, the owner of the real estate hereinabove described, hereby acknowledge the execution of the above and foregoing plat, the same to be known as HOOSIER ACRES FOURTH ADDITION, the same being a sub-division of a part of the NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 1 WEST, in Monroe County, Indiana, and I hereby dedicate the streets or roads shown on said plat for the use of the public.

Witness my hand and seal this 8th day of October, 1959.

STATE OF INDIANA SS
COUNTY OF MONROE

Before me, a Notary Public, in and for said County and State, this 8th day of October, 1959, personally appeared Eva R. Brown, unmarried and of legal age, and acknowledged the execution of the above and foregoing plat of HOOSIER ACRES FOURTH ADDITION, to be her own voluntary act and deed, and for the uses and purposes therein stated.

My commission expires:
September 17, 1961

Recorded for Record this 16 day of May, 1960 at 12:00 o'clock.

APPROVED: MONROE COUNTY PLAN COMMISSION
By John T. Sigmund President
By William J. Haynes Secretary

04961

APPROVED: MONROE COUNTY BOARD OF COMMISSIONERS
By William J. Haynes Member
By John T. Sigmund Member
By James H. Simpson Member

Duly entered for taxation this 16th day of May, 1960

Edna J. Brown
Auditor, Monroe County, Indiana

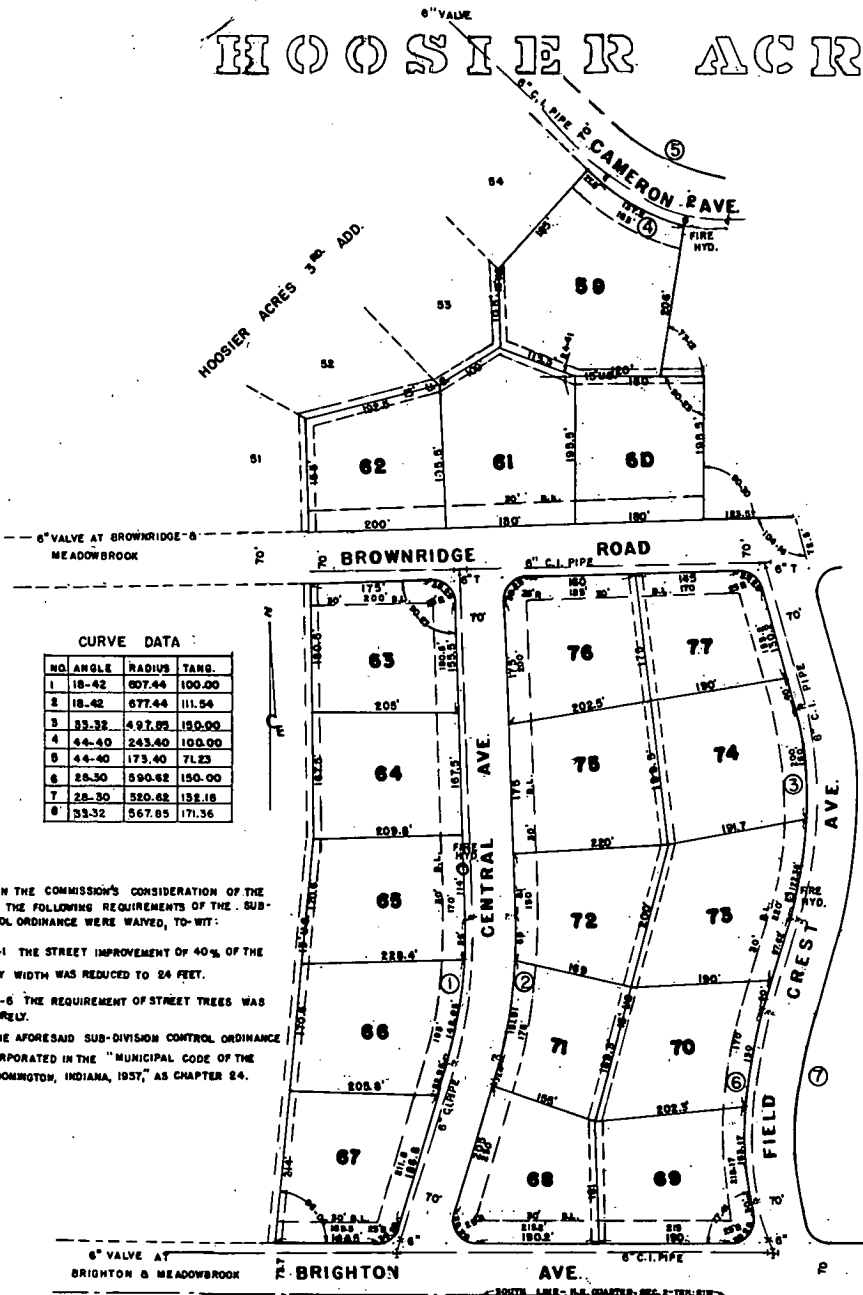
I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above shown plat is a true representation of the Hoosier Acres 4th addition, the same being a sub-division of a part of the Northeast Quarter of Section 2, Township 8 North, Range 1 West, and in Monroe County, Indiana, and hereby described as follows: Beginning at a point on the South line of the said Northeast Quarter, said point being 958.88 feet East and 12.79 feet South (abnormal quartersection) of the Southwest corner of the said Northeast Quarter; thence running North 5 degrees 32 minutes East for 628.90 feet; thence running North 1 degree West for 418 feet; thence running North 2 degrees 16 minutes West for 155 feet; thence running North 75 degrees 48 minutes East for 192.50 feet; thence running North 59 degrees 18 minutes East for 100 feet; thence running North 1 degree 36 minutes West for 135 feet; thence running North 42 degrees 16 minutes East for 255 feet and to a 3 degree and 19 minute curve, which forms the North line of Cameron Avenue; thence running to the right over and along said curve for a distance of 123.70 feet; thence leaving said curve and running South 14 degrees and 48 minutes West for 276 feet; thence running South 88 degrees 23 minutes East for 60 feet; thence running South 2 degrees East for 195.5 feet; thence running South 27 degrees 30 minutes East for 123.5 feet; thence running South 17 degrees 45 minutes East for 251.50 feet and to the P.C. of a 3 degree 01 minute curve to the right; thence running over and along said curve for a distance of 349.66 feet and to the P.T. of said curve; thence running South 16 degrees 30 minutes West for 127.9 feet and to the P.C. of a 1 degree and 06 minute curve to the left; thence running over and along said curve for 258.41 feet and to the P.T. of said curve; thence running South 12 degrees East for 141.8 feet and to the South line of the said Northeast Quarter; thence running North 88 degrees 27 minutes West over and along the said South line of the said Northeast Quarter for 255.6 feet and to the place of beginning. Containing in all 20.07 acres, more or less.

John T. Sigmund
Civil Engineer

This Sub-division is designated and known as HOOSIER ACRES FOURTH ADDITION. All streets shown on the recorded plat are hereby dedicated to the public. Said property and all lots within said addition, and the use thereof by the present and future owners and occupants, shall be subject to the following restrictions which shall run with the land, to-wit:

- FRONT YARD LINES: Shown on this plat are the building lines between which lines and the street lines no building, or parts thereof, shall be erected or maintained.
- SIDE YARD LINES: No building shall be erected or maintained upon any lot in this sub-division, including porches, bay windows, eaves, or other projections, at a less distance than ten (10) feet from the side and rear property lines of said lot. When two or more lots in this addition have a common owner, this restriction shall be inoperative as regards to the placement of a residence in relationship to lot lines lying between and being common to the several lots contained in such ownership, provided that only one residence is built on such lots.
- UTILITY EASEMENTS: There are shown on the annexed plat strips of ground that are hereby reserved for the use of public utilities, on or over which no permanent structure shall be erected or maintained.
- BUILDINGS: (a) Only one (1) single family dwelling, with a garage appurtenant thereto, may be erected or maintained on each lot as shown by the recorded plat, said family dwelling to be used for residence purposes only. (b) Only those houses may be built upon said real estate which are not pre-cut off site, and which do not contain panels for exterior wall construction produced off site. (c) No dwelling house shall be constructed on any lot except where the structure is abutted on said lot. (d) The ground floor area of the main structure of any one story residence, exclusive of open porches, tree-ways and garages, shall not be less than 1200 square feet. For dwellings of more than one (1) story in height the ground floor area shall not be less than 500 square feet. "Floor Area" shall be measured from outside to outside of exterior wall finish.
- USE: (a) No building, or any part thereof, erected or maintained in this sub-division shall be used for business or commercial purposes of any kind. No lot shall be used except for residential purposes. (b) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

HOOSIER ACRES 4TH ADD.



CURVE DATA

NO.	ANGLE	RADIUS	TANG.
1	18-42	607.44	100.00
2	18-42	677.44	111.54
3	33-32	497.09	150.00
4	44-40	243.40	100.00
5	44-40	173.40	71.23
6	28-30	590.62	150.00
7	28-30	520.62	132.16
8	33-32	567.85	171.36

IN THE COMMISSION'S CONSIDERATION OF THE ATTACHED PLAT THE FOLLOWING REQUIREMENTS OF THE SUB-DIVISION CONTROL ORDINANCE WERE WAIVED, TO-WIT:

1. SECTION 304-1 THE STREET IMPROVEMENT OF 40% OF THE RIGHT OF WAY WIDTH WAS REDUCED TO 24 FEET.

2. SECTION 304-6 THE REQUIREMENT OF STREET TREES WAS WAIVED ENTIRELY.

THE AFORESAID SUB-DIVISION CONTROL ORDINANCE IS NOW INCORPORATED IN THE "MUNICIPAL CODE OF THE CITY OF BLOOMINGTON, INDIANA, 1957," AS CHAPTER 24.

I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above shown plat is a true representation of the Hoosier Acres 4th Addition, the same being a sub-division of a part of the Northeast Quarter of Section 2, Township 8 North, Range 1 West, and in Monroe County, Indiana, and hereby described as follows:

Beginning at a point on the South line of the said Northeast Quarter, said point being 958.88 feet East and 12.79 feet South (abnormal quartersection) of the Southwest corner of the said Northeast Quarter; thence running North 5 degrees 32 minutes East for 628.90 feet; thence running North 1 degree West for 418 feet; thence running North 2 degrees 16 minutes West for 155 feet; thence running North 75 degrees 48 minutes East for 192.50 feet; thence running North 59 degrees 18 minutes East for 100 feet; thence running North 1 degree 36 minutes West for 105 feet; thence running North 42 degrees 16 minutes East for 255 feet; thence running North 19 degrees 19 minutes curve, which forms the North line of Cameron Avenue; thence running to the right over and along said curve for a distance of 123.70 feet; thence leaving said curve and running South 14 degrees 48 minutes West for 276 feet; thence running South 88 degrees 23 minutes East for 60 feet; thence running South 2 degrees East for 195.2 feet; thence running South 87 degrees 30 minutes East for 123.5 feet; thence leaving said curve and running South 14 degrees East for 251.50 feet and to the P.C. of a 1 degree 01 minute curve to the right; thence running over and along said curve for a distance of 349.66 feet and to the P.T. of said curve; thence running South 12 degrees 30 minutes East for 127.9 feet and to the P.C. of a 1 degree and 06 minute curve to the left; thence running over and along said curve for 258.41 feet and to the P.T. of said curve; thence running South 12 degrees East for 241.8 feet and to the South line of the said Northeast Quarter; thence running North 88 degrees 27 minutes West over and along the said South line of the said Northeast Quarter for 755.6 feet and to the place of beginning. Containing in all 20.07 acres, more or less.

John T. Sigelton
Civil Engineer

This Sub-division is designated and known as HOOSIER ACRES FOURTH ADDITION. All streets shown on the recorded plat are hereby dedicated to the public. Said property, and all lots within said addition, and the use thereof by the present and future owners and occupants, shall be subject to the following restrictions which shall run with the land, to-wit:

- FRONT YARD LINES**
Shown on this plat are the building lines between which lines and the street lines no building, or parts thereof, shall be erected or maintained.
- SIDE YARD LINES**
No building shall be erected or maintained upon any lot in this sub-division, including porches, bay windows, eaves, or other projections, at a less distance than ten (10) feet from the side and rear property lines of said lot. When two or more lots in this addition have a common owner, this restriction shall be inoperative as regards the placement of a residence in relationship to lot lines lying between and being common to the several lots contained in such ownership, provided that only one residence is built on such lots.
- UTILITY EASEMENTS**
There are shown on the annexed plat strips of ground that are hereby reserved for the use of public utilities, on or over which no permanent structure shall be erected or maintained.
- BUILDINGS**
(a) Only one (1) single family dwelling, with a garage appurtenant thereto, may be erected or maintained on each lot as shown by the recorded plat, said family dwelling to be used for residential purposes only.
(b) Only those houses may be built upon said real estate which are not pre-cut off site, and which do not contain panels for exterior wall construction produced off site.
(c) No dwelling house shall be constructed on any lot except where the structural walls are fabricated on said lot.
(d) The ground floor area of the main structure of any one story residence, exclusive of open porches, breezeways and garages, shall not be less than 1200 square feet. For dwellings of more than one (1) story in height the ground floor area shall not be less than 900 square feet. "Floor Area" shall be measured from outside to outside of exterior wall finish.
- USE**
(a) No building, or any part thereof, erected or maintained in this sub-division shall be used for business or commercial purposes of any kind. No lot shall be used except for residential purposes.
(b) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

- FENCES**
No screen planting, hedge, or fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building setback line.
 - DUMPING**
No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers.
 - SEWAGE**
No individual sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located, constructed and equipped in accordance with the standards and requirements of the Indiana State Board of Health. Approval of such system shall be obtained from the aforesaid authority.
 - ANIMALS**
No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
 - OTHER RESTRICTIONS**
There shall be no subdivision of any lot or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is to be created. No lot shall be divided to make two (2) or more lots. No manufacturing, noxious, illegal or offensive activity shall be carried on upon any lot, or part thereof, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood or occupants thereof.
 - ENFORCEMENT OF RESTRICTIONS**
Enforcement shall be by proceedings at law, or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages, and the right herein shall inure to the owners of the several lots in this subdivision and to their grantees and assigns; and they shall be entitled to such relief without being required to show any damage of any kind to any such owner by or through any such violation or attempted violation.
- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded.

I, the undersigned, the owner of the real estate hereinabove described, hereby acknowledge the execution of the above and foregoing plat, the same to be known as HOOSIER ACRES FOURTH ADDITION, the same being a sub-division of a part of the Northeast Quarter of Section 2, Township 8 North, Range 1 West, in Monroe County, Indiana, and I hereby dedicate the streets or roads shown on said plat for the use of the public.

Witness my hand and seal this 21st day of October, 1959.

Eva R. Brown
Eva R. Brown

STATE OF INDIANA ss
COUNTY OF MONROE

Before me, a Notary Public, in and for said County and State, this 21st day of October, 1959, personally appeared Eva R. Brown, unmarried and of legal age, and acknowledged the execution of the above and foregoing plat of HOOSIER ACRES FOURTH ADDITION, to be her own voluntary act and deed, and for the uses and purposes therein stated.

Witness my hand and Notarial Seal this 21st day of October, 1959.

George M. Jancy
George M. Jancy, Notary Public

My commission expires:
September 17, 1961

APPROVED: MONROE COUNTY PLAN COMMISSION
By *John T. Sigelton* President
By *William J. Hargis* Secretary

Recorded for Record this 16th day of May, 1960 at 12:30 o'clock.
Recording: Monroe County, Ind. By *Ruth Poling*
Monroe Co. Recorder

APPROVED: MONROE COUNTY BOARD OF COMMISSIONERS
By *Walter A. Campbell* Member
By *Walter A. Campbell* Member
By *James H. Campbell* Member

Duly entered for taxation this 16th day of May, 1960

Adrian J. Brown
Auditor, Monroe County, Indiana

HOOSIER ACRES 4TH ADD.

CURVE DATA

NO.	ANGLE	RADIUS	TANG.
1	18-42	607.44	100.00
2	18-42	677.44	111.54
3	33-32	497.85	150.00
4	44-40	243.40	100.00
5	44-40	173.40	71.23
6	28-30	590.62	150.00
7	28-30	520.62	132.18
8	28-30	567.85	171.36

CURVE # 4

ANGLE = 44-40 = 22-20

TANG. = 100 FT

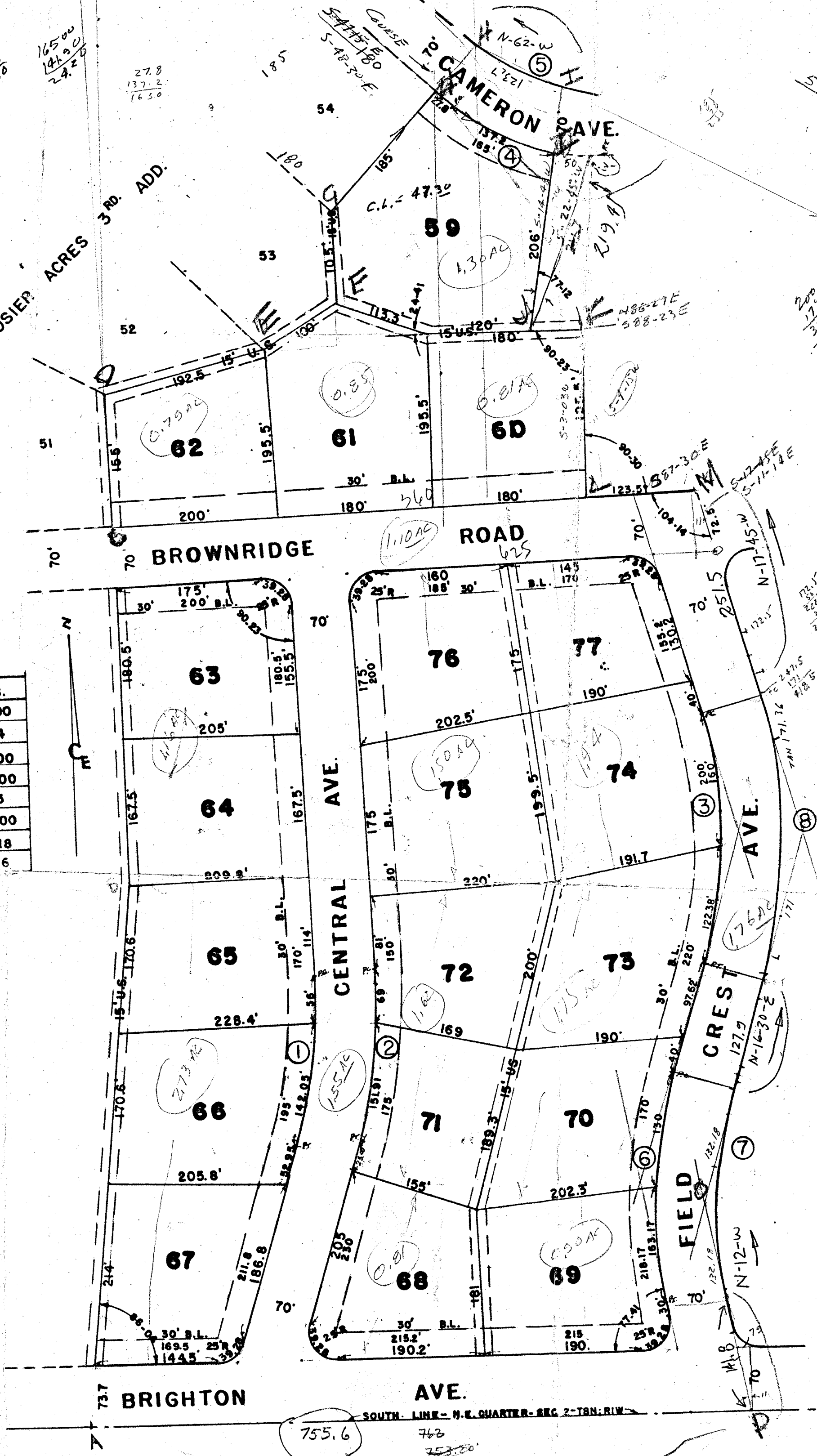
RADIUS = 243.40

DEF.

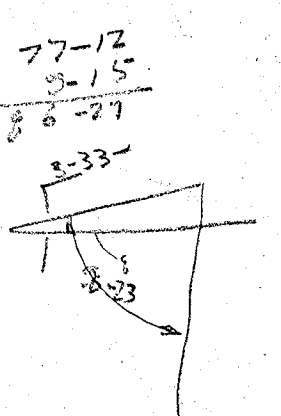
5-35
11-10
16-45
22-20

CHORD LENGTHS = 47.30'

CURVE LENGTH = 189.13 FT



83-60
86-27
3-33



88-20
86-57
3-33

90-30
87-30
3-33

90-30
87-30
3-33

101-14
3-00
101-14
50-00
11-14

33-32
11-14
5-22-18 W

33-32
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